

# TO LET

OFFICE SUITE – Part 2<sup>nd</sup> Floor – approx. 2,432 sq ft – POA

## The Old Courthouse, Athol Street, Douglas, Isle of Man



- Rare opportunity to take a suite in this prestigious and historic office building on Athol Street, right in the heart of the business district. The suite has a mix of open plan working space and 6 glass partitioned offices (removable if required).
- A short distance from Government Offices and within easy walking distance of all the town centre's amenities.
- Grade A Open Plan Space – Raised Access Floors and Comfort Cooling System.
- The Reception Area can be incorporated into lettable private space.
- Communal roof terrace with fabulous views. Available to rent for private functions.

Over/...

## REPAIRING OBLIGATIONS

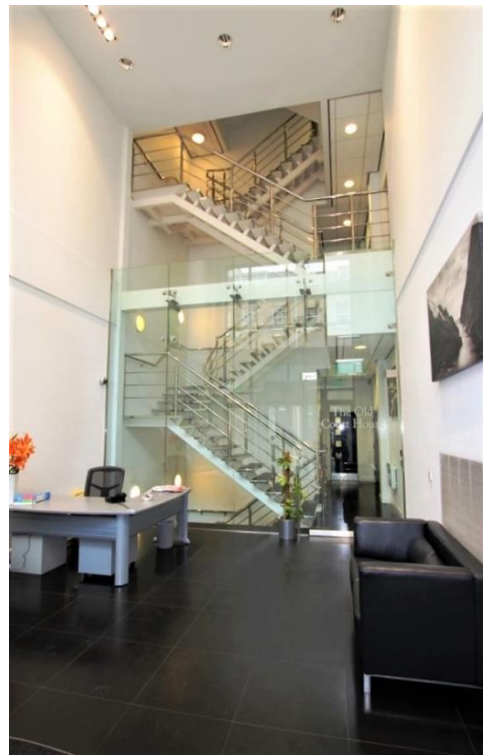
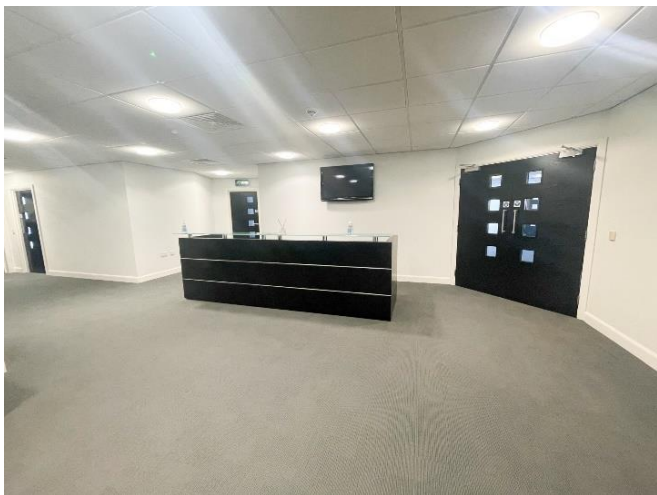
A new lease is available on effective FRI terms via a service charge. Tenant to pay rates and insurance in addition.

## RENT REVIEWS

Standard 3 yearly rent reviews inline with Manx RPI.

## DIRECTOR'S GUARANTEE

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company.



black  
grace  
cowley

COMMERCIAL

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### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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## SERVICES

Mains services are installed.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley.**